AND, the said parties of the first part hereby covenant and agree that they will, during the continuance of this trust, keep the buildings now upon the said property herein conveyed, or that may hereafter be erected thereupon during the continuance of this trust, unceasingly insured for their full insurable value against loss or damage from fire and tornado and such other risks as may be specified by the holder of said note or notes, in companies acceptable to the holder of said note or notes, and will deliver each such policy, with satisfactory mortgagee clause attached, to the holder of said note or notes, promptly, and that they will pay the premium or premiums for such insurance promptly as the same becomes due and payable, and in case they should fail to furnish such insurance or to pay such premium or premiums thereon, then the said holder of said note or notes, shall have the right to procure such insurance and to pay such premiums and collect the amount so paid from said parties of the first part, with interest at the payment of same.

AND, that if the premises covered hereby or any part thereof shall be damaged by fire or other hazard against which insurance is held as hereinbefore provided, the amount paid by any insurance company pursuant to the contract of insurance shall, to the extent of the indebtedness then remaining unpaid, be paid to the holder of the note or notes, and, at their option may be applied to the mortgage debt or released for the repairing or rebuilding of the premises.

AND ALSO, the said parties of the first part hereby covenant and agree that they will, during the continuance of this trust, keep the buildings, improvements, appurtenances and fixtures now upon the said property herein conveyed, or that may hereafter be erected, placed or attached thereupon during the continuance of this trust, in a state of good order and repair and fully protected from the elements to the satisfaction of the holder of said note or notes, and will not commit or permit any waste thereof, and if under construction, to complete within a reasonable time in accordance with plans and specifications on file with Walker & Dunlop, Inc.; and should the parties of the first part fail to conform to any or all of the above stipulations, the holder of said note or notes, shall then have the right to make such repairs, or complete any unfinished construction, as may be necessary to keep the buildings, improvements, appurtenances and fixtures in good order and repair, and the expenses thereof shall be a charge hereby secured and bear interest at the rate of XX per centum per (8%) annum from the time of such payment, and this deed of trust shall be and remain security for the payment of same. It is further understood and agreed that the parties of the first part shall not materially alter, change, remodel or reconstruct the present or all future improvements without the written consent of the holder of the aforementioned note or notes.

AND ALSO, the parties of the first part further covenant and agree that they will pay all taxes, charges and assessments which may be levied or assessed against the property hereby conveyed; and the said parties of the first part further covenant and agree not to suffer or permit all or any part of said taxes, charges or assessments to become or remain delinquent, or to permit the property or any part thereof to be sold for taxes, and further to furnish annually to said holder of said note or notes, all tax and assessment receipts showing full payment of said taxes, charges or assessments; that should the parties of the first part fail to pay all or any part of said taxes, charges or assessments which shall be levied or assessments, or redeem the property, then the holder of said note or notes, may, at his option, pay said taxes, charges or assessments, or redeem the property from tax sale, if it has been sold, and the parties of the first part hereby agree to repay to the said party holding said note or notes, any and all sums which may have been paid or for which the holder of said note or notes, may have become obligated in paying said taxes, charges or assessments, or in redeeming said property from any tax sale, together with interest axix per centum per annum from the date the same shall have been paid, and (8%) this deed of trust shall cover the same and stand as security therefor.

AND FURTHER, the parties of the first part agree to pay all sums, including costs, expenses and reasonable attorney's fees, which the holder of said note or notes, may incur or expend in any proceeding to sustain the lien of this deed of trust or its priority, or in defending against the liens or claims of any person or persons asserting priority over this deed of trust, together with interest on any such sums at the rate of **X** per centum per annum until paid, (8%) and this trust shall stand as security therefor.

AND, if default be made in the payment of all or any part of the principal or interest hereby secured, at the time and place provided in the note or notes, hereinbefore referred to, or in this deed of trust, or if the said parties of the first part shall suffer or permit waste on the premises herein granted and conveyed, or permit any mechanic's or other liens arising either by contract or law which might be prior in lien to this deed of trust to be created or rest upon all or any part of said premises hereby granted and conveyed without paying the same or procuring the release and discharge of said premises from said lien or liens within thirty (30) days, or instituting legal procedure, approved by the holder of the note or notes, for the removal of said lien or liens, and to prosecute the same to its normal conclusion within a reasonable time, or shall make default in the full performance of each, any or all of the stipulations, covenants and agreements of this deed of trust, then and in each and every such case the entire principal sum secured by this deed of trust with all interest accrued thereon and all amounts secured hereby shall, at the option of the holder of said note or notes, be and become at once due and payable without notice or demand and may at any time thereafter be collected by any legal or equitable proceedings.

AND IF, the said property shall be advertised for sale, as herein provided, and not sold, the Trustee or Trustees acting shall be entitled to one-half $(\frac{1}{2})$ the commission above provided, to be computed on the unpaid balance of the amount of the debt hereby secured, and the same is hereby secured in like manner as other charges and expenses attending the execution of this trust, and shall bear full legal interest. Or if default occurs without advertising in the payment of any of the installments due on said note or notes, the holder or holders of the note or notes may at their option collect a "late charge" not to exceed two cents (2c) for each dollar (\$1.00) of each payment in arrears to cover the extra expense involved in handling delinquent payments.

AND, said parties of the first part covenant that they will warrant generally the land and premises hereby conveyed, and that they will execute such further assurances of said land as may be requisite or necessary.

The parties of the first part further covenant and agree that should they suffer or permit a delinquency to occur in the required payment for principal, interest, taxes, charges, assessments and insurance the holder of the note, or notes, may, at their option, engage legal counsel to collect the said delinquent principal, interest, taxes, charges, assessments and insurance and the said parties of the first part will reimburse the parties of the second part all such reasonable attorney's fees and the failure of the parties of the first part to promptly make such reimbursement shall, at the option of the holder of the note, or notes, constitute a default in the terms of this deed of trust.